



## Well positioned family home set in Constable country

Asbyrgi, White Horse Road, East Bergholt, Colchester, CO7 6TU

Freehold





5 bedrooms • 2 bath/shower rooms • 2/3 reception rooms • Kitchen/breakfast room & utility • Garden room & study • Mature garden & patio • Triple garage

#### Local information

Distances:  
Dedham 3.3 miles, Manningtree Station 2.4 miles, Ipswich 9.4 miles  
Colchester 10.3 miles  
(London Liverpool Street Station from 58, 64 and 50 minutes respectively)  
All mileages and times are approximate

Asbyrgi is situated on the edge of the popular village of East Bergholt which is set in the sought after Dedham Vale Conservation area. The house is near to the village playing fields with playground, community buildings and tennis courts.

The village is much admired and well known for its connections with John Constable, the renowned painter, it is well catered for with good local facilities including a general store, post office, bakery, chemist, church, schools and several public houses.

East Bergholt is situated in the undulating countryside of the Stour Valley with easy access to the A12 trunk road providing main routes to the A14, The Midlands, London and the major motorway networks.

The house has a wide range of schooling to choose from in both the private & state sectors with Orwell Park at Nacton, The Ipswich High School at Woolverstone and The Royal Hospital School at Holbrook.

There are also excellent nursery schools and a primary and comprehensive school in the village itself.

The centres of Ipswich and Colchester are also easily accessible with their more comprehensive shopping and educational facilities and the commuter can take advantage of mainline train services to London's Liverpool Street Station from both Manningtree and Colchester.

There are excellent recreational facilities in the area including sailing on the Orwell, Deben, Colne and Stour, golf courses at Stoke by Nayland, Colchester and Woodbridge, racing at Newmarket and point to pointing at Higham.

#### About this property

Asbyrgi is a delightful village house constructed from brick under a tiled roof. The front of the house is south facing and benefits from solar panels on the roof.

The ground floor accommodation comprises an entrance hall which leads through to the spacious reception rooms, kitchen/breakfast room and utility.

The sitting room has a dual aspect and opens in to a fantastic light and bright garden room with full height glass windows overlooking the gardens and fields beyond. Double doors lead straight out on to the patio and



rear garden, perfect for al fresco dining.

The kitchen is fitted with a range of base and wall mounted units with space for a dishwasher, hob and built in oven.

The large snug/office is another light and airy room with full height sliding doors out on to the garden. It is flexible and could be used as a playroom, dining room or office.

The first floor provides a master bedroom with built in wardrobes and an en suite bathroom. There are a further 3 double bedrooms, a single and a family bathroom.

There is excellent storage in the house and a boarded loft with fitted loft ladder.

The house benefits from excellent internet speeds with up to 50Mb fibre connected.

#### Outside

The front of the property is nicely set back from the road with a gravel driveway providing parking for several vehicles and gives access to the triple garage.

The spacious rear garden is mainly laid to lawn with a number of mature trees providing a high degree of privacy and seclusion.

The garden also boasts wild grass areas, a kitchen garden with raised beds, greenhouse, footings for a garden shed and fantastic rural views across the surrounding countryside.

#### Services

Mains water, electricity, drainage and gas. High speed broadband up to 50Mb.

#### Directions

From London take the A12 bypassing Chelmsford and Colchester. Take the B1070 to Hadleigh and East Bergholt. Proceed into East Bergholt, take the first right hand turn, right again on to White Horse Road and Asbyri will be found on the right hand side of the road.

#### Tenure

Freehold

#### Local Authority

Babergh District Council

#### Viewing

Strictly by appointment with Savills





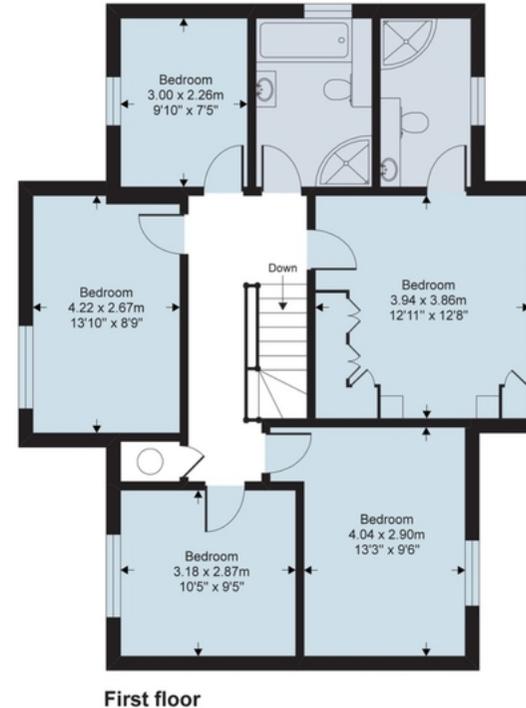
## White Horse Road, CO7 6TU

Gross internal floor area (approx):

228.5 sq m / 2460 sq ft (Includes Garage)

For Identification only - Not to scale

Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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